

BOROUGH OF BOUND BROOK
PLANNING BOARD
JUNE 12, 2003

CALL TO ORDER

The meeting was called to order by chairman Robert Fazen at 7:33 p.m.

ROLL CALL

Present were: Mr. Gaglia, Mr. Sabatino, Mr. Fazen, Mr. Shive, Mr. Krauser, Ms. Ackerman, Mr. Fasanello and Mrs. Pournaras.

Also present were: Mrs. Malone, Recording Secretary; Mr. Rodgers, Board Attorney; and Mrs. Doyle, Planner.

COMPLIANCE STATEMENT

This meeting is being held in compliance with the "Open Public Meetings Law." The requirements of the Law have been met. The Meeting Notice has been posted in the Municipal Building, filed with the Municipal Clerk, and forwarded to the Bound Brook Chronicle in January 2003.

SALUTE TO THE FLAG

MINUTES OF PREVIOUS MEETING: May 8, 2003

Motion presented by Mr. Gaglia, seconded by Mr. Sabatino, to approve the minutes of the May 8, 2003 meeting.. Approved unanimously.

ANNOUNCEMENTS

Mr. Fazen noted two major issues: On August 5, the Master Plan (Land Use Ordinance) will be introduced by the council. A new zoning definition and a new parking plan are included, as are some other significant changes; and Mr. Fazen appeared before the council to defend our position on the parking ordinance (it was not passed). He also reminded them of the Historic Preservation Ordinance, which may be on the docket by July. The commission is composed of five people to be appointed by the mayor. Please let Mr. Fazen know if you have any ideas about these appointments.

OPEN TO PUBLIC (NON-AGENDA ITEMS):

Larry Vastola, Esq. appeared regarding the Yannetta resolution, and he asked that the deeds be signed. Lot numbers were corrected, and a \$1500 bond has been submitted, so Mrs. Doyle approved the signing of the deeds.

Mr. Vastola brought pictures of the former bank on Main Street. His client wants to lease the building and put a restaurant in. He wants to put a sign up and fix up the landscaping; those are the only exterior changes. He asked if the board would recommend a full site plan or if a waiver might suffice.

Mr. Gaglia noted the provision for a dumpster on that site; Mr. Vastola said there would be no change to that. Mr. Fazen noted it is quite a significant change in use for this building, and he feels a site plan is necessary. Mr. Shive has always thought this would be a good site for a restaurant, but he feels there are many site plan issues. He hopes to see the outside terrace utilized at this time of year

for outside dining. It is a key element in the main business district, and Mr. Vastola noted that a site plan can be very expensive. They would be asking for any waivers that are possible.

Mr. Fazen explained that the board will get input, but they will ultimately make the decision. Our board was characterized as one of the more understanding boards in the area. Mrs. Doyle noted this topic will be discussed on Monday. She suggested that some comment be solicited from the Redevelopment Advisory Committee.

PUBLIC HEARINGS

#05-03, 18 Maiden Lane

Mrs. Pournaras stepped down to make her presentation of this application. The property is at 18 Maiden Lane, and the building is proposed to be a barber shop/beauty salon. She is the owner of the building and represents the applicants. Mrs. Pournaras feels it is a permitted use in the B2 zone and therefore requests waiver of a site plan. There are no changes to the building, inside or out, except for the replacement of a sink.

Mr. Fazen noted the normal procedure is for the Site Plan Review committee to review it; they did. Each tenant gets parking spaces in the parking lot. Mr. Fasanello asked about the proposed use; Mrs. Pournaras said there will be beauty supplies and costume jewelry on display. Mr. Fasanello stated that there was a case of genuine jewelry, not costume jewelry. Mr. Fazen explained that if the board approves the sale of costume jewelry, they will be limited to that. Mr. Shive suggested using a term that is broad enough to cover both types of jewelry. Retail sales are allowed in this zone.

Mrs. Doyle pointed out that a woman on Maiden Lane was permitted to have a beauty shop, so there is a precedent. Mr. Rodgers asked about parking, and even though it is not required it is available. There are two apartments upstairs as well as three retail stores on the first floor. Two garages are occupied by race cars. There is sufficient parking.

Mrs. Pournaras noted that the garbage hauler she uses handles the whole building. Mrs. Doyle pointed out this is block 11, lots 8 (14-18 Maiden Lane) and 9 (20-22 Maiden Lane, garages). Mr. Rodgers suggested there be no reference to parking, but Mrs. Doyle suggested that the parking be mentioned on the other lot (20-22 Maiden Lane).

Mr. Fazen noted that our present and future ordinance both require a site plan whenever there is a change in use unless a waiver is granted.

Motion presented by Mr. Shive and seconded by Mr. Fasanello to grant the waiver as requested. Unanimous.

COMPLIANCE REVIEW BOARD

No report.

MISCELLANEOUS BUSINESS

There is a meeting scheduled for Monday to review forms and procedures. Mr. Fazen has some forms from Rutgers to use for reference.

#04-03, Freedom Fellowship Ministry (Completeness)

Mrs. Doyle reviewed the application and asked for clarification. Motion presented by Mr. Gaglia, seconded by Mr. Shive, to deem the application incomplete. Unanimous.

#03-03, Bacchus Wine School, Church Street (Completeness)

(Will be coming in for a full site plan and variance)

Mr. Fazen asked for a motion. Motion presented by Mr. Shive, seconded by Mr. Sabatino, to deem the application incomplete. Mrs. Pournaras asked if a liquor license is required. Ms. Doyle explained that it is a different license (not for retail sale). Motion carried unanimously.

#02-03, Imperial Travel Agency, 115 Talmage Avenue (Completeness)

Mrs. Doyle said they came in with a site plan and a request for a 'd' variance. They can bifurcate the application, and Mr. Fazen had recommended that they get in for a hearing. Motion presented by Mr. Sabatino, seconded by Mr. Fasanello, to deem the application incomplete. Unanimous.

Mrs. Doyle presented an interesting case from another town. A building had burned down (8-unit apartment building). It was in a single-family zone and could not be rebuilt as eight units, having been more than 50% destroyed. There is, however, an interesting glitch. Five years earlier it had six units. A 'd' variance for eight units had been obtained. Now, since the board had established special reasons for the location of the land, they were permitted to rebuild. A 'd' variance is extremely important, and you must keep such a possibility in mind when granting such a variance.

Mr. Fasanello asked about the Hamilton Street Café. He was informed that they have legal problems that have nothing to do with the Planning Board. The doors are still bolted and a key is needed to get out the doors. They also have been asked to present a site plan.

Mrs. Pournaras went to Krausz's on Union Avenue and saw that the brick veneer came off the building (due to the rain). She feels it is a dangerous situation and would assume that the building would be checked for structural integrity. The police department may not have reported it; Mr. Fazen will follow through with the building inspector and make sure it is checked.

Mr. Thompson noted someone is working in the empty store next door. The windows are obstructed but something is definitely going on.

Mr. Shive asked about the dentist office on Hamilton and High Street – was the sign ever approved? Mrs. Pournaras said it cost a lot of money and Mr. Fazen will check on it.

Ms. Ackerman asked about prohibition of neon signs; she noted downtown is beginning to look like Las Vegas. The police department will notify the occupants.

A brand new yellow awning on Talmage Avenue was discussed, across from the Gulf station. It is illuminated.

Mrs. Pournaras asked what is done if there is no resolution to check against (stores never came to the board). Mr. Fazen will address those concerns and write a letter. They can be held in violation by the code official.

Mrs. Pournaras asked why Dunkin Donuts did not need an application. Mr. Sabatino said it is not a land use issue. Mrs. Doyle noted that if you change the façade under the *new* ordinance it will require a hearing.

ADJOURNMENT

Motion presented by Mr. Fasanello, seconded by Mrs. Pournaras to adjourn the meeting at 8:30 p.m. Unanimous.

Respectfully submitted,

Barbara A. Malone
Recording Secretary